



Biodiversity Net Gain Matrix

Zayn of Brightwise Ltd
Land Adjacent to 67 Cheetham Hill Road
Manchester
M4 4ES

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Quality Assurance

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Contents

1. Introduction.....	4
2. Site and Surroundings	5
3. Methodology	6
4. Habitat Baseline.....	8
4.1. Habitat descriptions	8
4.2. Baseline Metric.....	9
5. Proposed Habitats.....	10
5.1. Developed land; sealed surface	10
5.5. Proposed habitats metric.....	10
6. Achieving a Net Gain in Local Biodiversity	10
7. Conclusion	11
8. Other recommended enhancements.....	11
Appendix 1 Baseline Habitats Map	12
Appendix 2 Habitat Proposals	13
Appendix 3 Photographs	14

1. Introduction

ProHort Limited have been commissioned by Zayn of Brightwise Ltd to conduct a Biodiversity Net Gain Assessment for Land Adjacent to 67 Cheetham Hill Road, Manchester, M4 4ES on 14th November 2024.

A commercial and residential building is planned for the Site and the Local Planning Authority has requested that a Biodiversity Net Gain (BNG) Assessment is completed to support the planning application.

Manchester City Council requires developments in the city to achieve a net gain in biodiversity, with a minimum of a 10% gain compared to the pre-development value of the site. A quantitative measure of the base value of a site for biodiversity, and the value of a site post-development, is arrived at by using a recognised Biodiversity metric. Biodiversity metrics measure the value of a site in terms of Biodiversity Units. Biodiversity Units are a proxy measure of biodiversity, arrived at by assessing the type, area and condition of semi-natural habitats on site. A limitation of the use of metrics is that they only measure habitat areas, and do not consider species-specific measures which may nevertheless make meaningful contributions to gains in local biodiversity.

2. Site and Surroundings

The area surveyed was a plot of land adjacent to 67 Cheetham Hill Road, Manchester, M4 4ES (grid reference: SJ 84118 99530, Figure 1), hereafter referred to as the 'Site'. The Site is in the north of Manchester, south of Cheetham Hill. The plot is a vacant area surrounded by commercial properties.

The woodland 280 m east of the Site is designated as priority habitat deciduous woodland and there are a number of priority deciduous woodland blocks within the surrounding area. There are no designated sites in proximity to the Site. The nearest watercourse is the River Irk, located 300 m south of the Site.



Figure 1 – Red line boundary of the Site and the surrounding area.

Taken from Bing Maps (© 2024 Microsoft Corporation, © 2024 Maxar, ©CNES (2024) Distribution Airbus DS)

3. Methodology

The pre-development (baseline) and post development (proposed) value of the habitats have been calculated using the DEFRA/Natural England's Biodiversity Metric 4.0 calculator. The methodology for determining habitat distinctiveness and condition values, follows the guidelines set out the User Guide and Technical Supplement for Biodiversity Metric 4.0.

Site Boundary

The following data sources have been used to define the boundary for the BNG calculation and determine the relevant attributes for BNG (e.g. size, condition and habitat type) for the pre and post-development habitats.

The boundary used for the BNG assessment is the red line application boundary for the project (See Figure 2 for a detailed red line boundary).



Figure 2 – Red line boundary of the Site

Taken from Bing Maps (© 2024 Microsoft Corporation, © 2024 Maxar, ©CNES (2024) Distribution Airbus DS)

Baseline Habitats:

In order to generate the site baseline habitat data (e.g. habitat type, condition), a phase 1 habitat survey was undertaken, where the site was systematically walked over and the dominant habitat type in each area recorded. Dominant plant species were noted, as were any that are legally protected (Schedule 8 of the Wildlife and Countryside Act 1981), invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981. Additionally, 5 (1 meter-squared) quadrats were used to determine species richness on any grassland habitats and the other grassland conditions were estimated from a visual inspection of the site.

The information collected during the site visit was used to baseline any applicable habitats and satellite mapping was used to calculate habitat areas. The areas and conditions of any onsite habitats were inputted into DEFRA/Natural England's Biodiversity Metric 4.0 calculator. The metric includes 3 broad categories of habitats and biodiversity units for which scores are calculated differently:

- Area habitats, such as grasslands, woodlands and ponds
- Linear hedgerows and lines of trees
- Linear rivers and ditches

4. Habitat Baseline

All habitats within the Site are outlined below:

- Sparsely vegetated urban land (secondary codes: 16 Tall forbs, 82 Vacant or derelict land)
- Mixed scrub
- Individual trees

No linear features were found within the red line boundary of the Site.

The location of all baseline habitats can be seen in Appendix 1.

4.1. Habitat descriptions

Each of these habitats are described in Table 1 below. All photographs of the Site can be found in Appendix 3.

Table 1 – habitat descriptions

Habitat Type	Habitat Description	Flora Species
Sparsely vegetated urban land	The majority of the Site comprised of vacant or derelict land (secondary code 82) containing large amounts of litter and debris (Photograph 1). There was also an area of tall forbs in the west of the Site (secondary code 16) (Photograph 2). There were 2 scattered trees throughout the Site.	Abundant: common nettle (<i>Urtica dioica</i>), rosebay willowherb (<i>Chamaenerion Angustifolium</i>) Frequent: creeping buttercup (<i>Ranunculus repens</i>), broad-leaved dock (<i>Rumex obtusifolius</i>), bramble (<i>Rubus fruticosus</i>) Occasional: perennial ryegrass (<i>Lolium perenne</i>) Trees: elderberry (<i>Sambucus nigra</i>)
Mixed scrub	There was a large section of mixed scrub in the east of the Site, as well as along the northern and southern boundaries (Photographs 3 & 4).	Abundant: bramble, elderberry, orange ball tree (<i>Buddleja globosa</i>)

4.2. Baseline Metric

The value of the baseline habitats was calculated using Small Sites Biodiversity Metric 4.0 and is outlined in Table 2 below.

Table 2 – habitat baseline calculation

Habitat	Notes	Area (ha)	Habitat Units	Area retained	Area enhanced	Units lost
Tall forbs	Passes all criteria therefore good condition.	20	0.01	0.00	0.00	0.01
Vacant or derelict land	Fails criteria A and B therefore poor condition.	93	0.04	0.00	0.00	0.04
Mixed scrub	Only passes criteria E therefore poor condition.	55	0.04	0.00	0.00	0.04
Individual trees	Both only pass criteria A and B, therefore poor condition.	81.39	0.07	0.00	0.00	0.07
Totals		249.39	0.17	0.00	0.00	0.17

The habitat baseline of 0.17 units must be enhanced by 10% resulting in at least a **0.19** unit baseline post intervention. If this is not achieved onsite, habitat units will be met using offsite credits.

5. Proposed Habitats

All habitats proposed within the Site are outlined below:

- Developed land; sealed surface

The location of these proposed habitats can be seen in Appendix 2.

5.1. Developed land; sealed surface

The development proposal includes the construction of a three storey building, comprising one retail space and 4 residential apartments. There will also be an area of paved ground in the north of the Site for car parking.

5.5. Proposed habitats metric

Table 3 – habitat baseline calculation

Habitat	Notes	Area (m ²)	Habitat Units Delivered
<i>On-site habitat creation</i>	.		
Developed land, sealed surface	Residential and commercial building, paved area for parking.	168	0.00
Totals		168	+0.00

If the current Site plans are carried out, a **100%** decrease in biodiversity will occur. Offsite credits will need to be purchased to meet the required 10% uplift in biodiversity.

6. Achieving a Net Gain in Local Biodiversity

Under the mandatory BNG regime, habitats determined by the LPA to constitute “significant on-site enhancements” must be retained, appropriately managed, monitored and reported on for a minimum of 30-years following completion of development, and this requirement must be legally secured by condition or S106 agreement.

The application needs to be supported by clear, site-specific proposals e.g. details of long-term management and monitoring, a draft long-term management plan (Habitat Management and Monitoring Plan [HMMP]) - set out “initial” habitat creation and enhancement works and to demonstrate that appropriate management will be delivered so the predicted target conditions are achieved. In addition to long-term management of these habitats, appropriate long-term management of retained habitats is required to ensure they do not decline / deteriorate in condition.

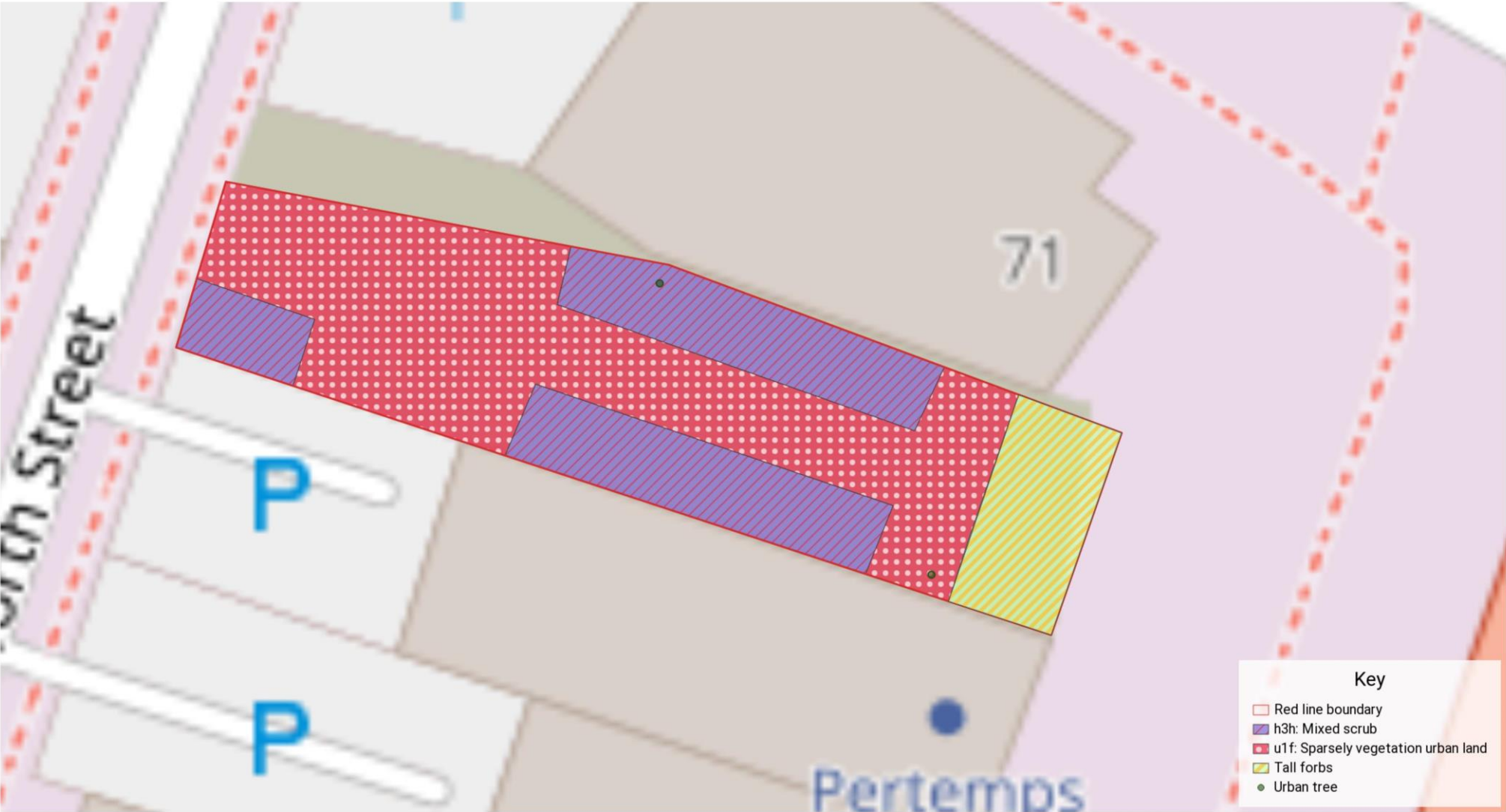
7. Conclusion

The development will result in a measurable loss to local biodiversity. All current habitats will be removed, and the entire Site will comprise of developed land, resulting in a 100% loss of habitats. To achieve the necessary 10% uplift in biodiversity, offsite credits will need to be purchased. At least 0.19 credits will need to be purchased. At least 0.05 of these credits must be for medium distinctiveness heathland and scrub habitats, and at least 0.08 credits must be for medium distinctiveness individual trees.

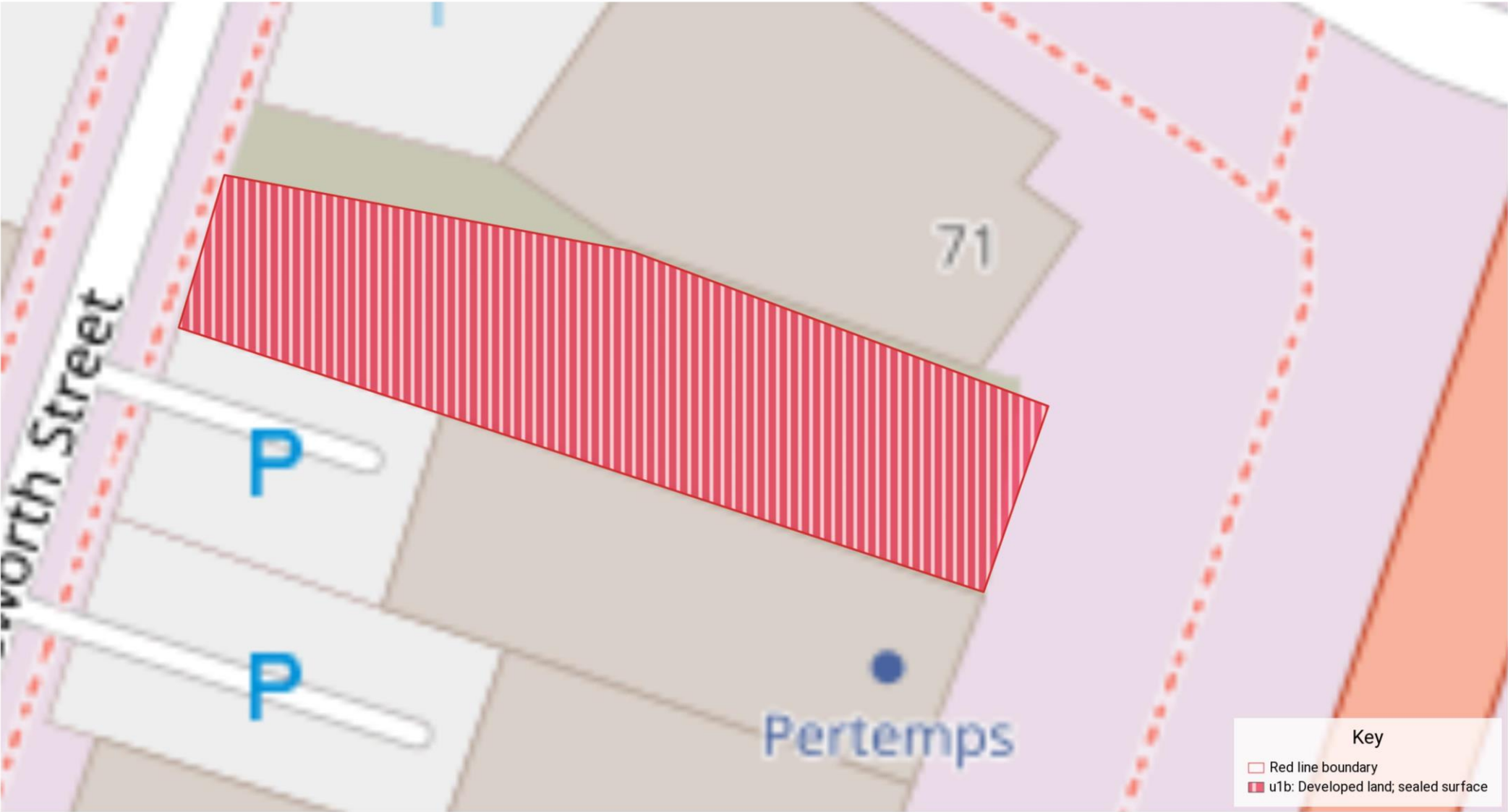
8. Other recommended enhancements

Enhancements for bats and birds are recommended due to the proximity of the Site to a number of priority woodland parcels. It is likely bats and birds will use the site for commuting and foraging. It is proposed that 1 bat box for crevice dwelling species or 1 bird box is installed on the new building. This species intervention would enhance local biodiversity.

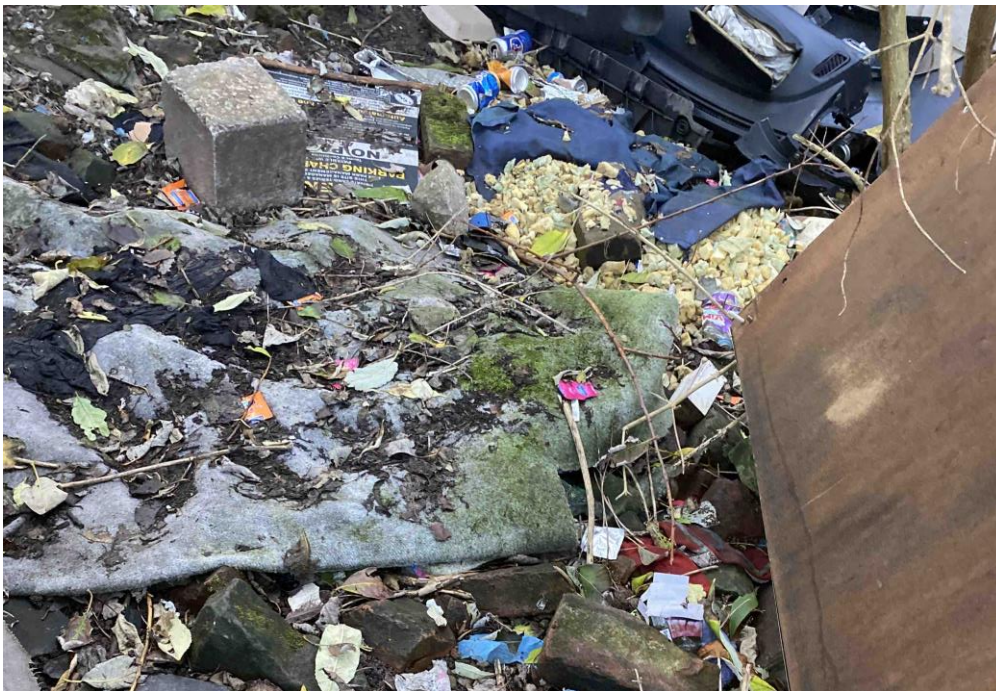
Appendix 1 Baseline Habitats Map



Appendix 2 Habitat Proposals



Appendix 3 Photographs



Photograph 1 – Part of the sparsely vegetated land



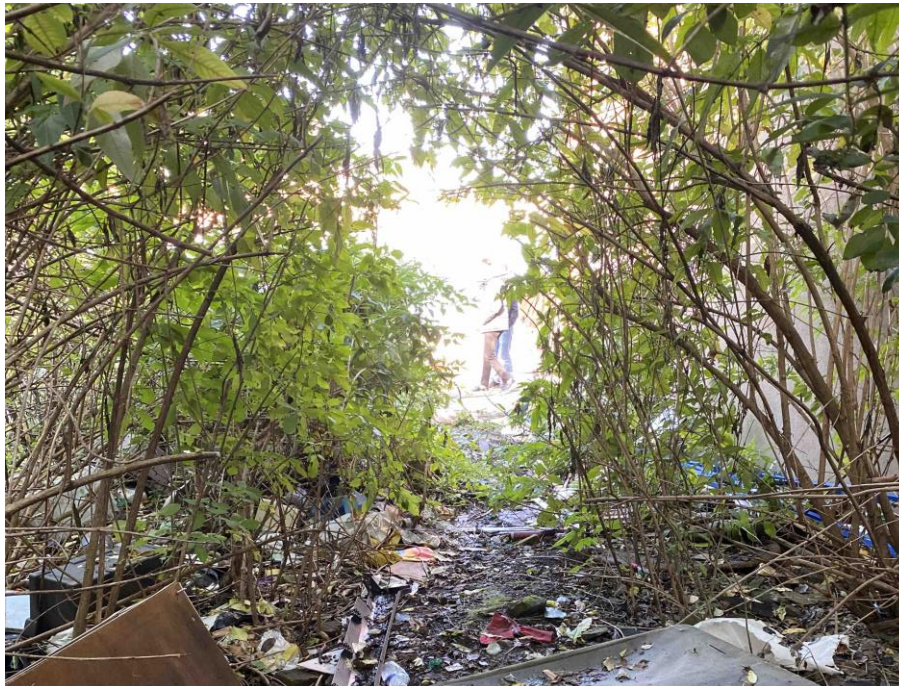
Photograph 2 – Part of the tall forbs

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Photograph 2 – Part of the mixed scrub in the eastern section of the Site.



Photograph 4 – Part of the mixed scrub on the northern and southern boundaries.